

CHAMPIONS BIG YEAR FOR EL PASO ASSOCIATION

Man Arrested on Suspicion Following Killing, Bound Over Under Heavy Bond.

TESTIMONY ALL CIRCUMSTANTIAL

Held to await the action of the grand jury on the charge of murder, Mar Jun Jung was remanded to the county jail Friday evening, following a preliminary hearing in Justice McClintock's court, with bond placed at \$5000. Jung is charged with killing Leung Mon Toon, who formerly conducted the New England restaurant on Stanton street, and who was sometimes called Leung Mon Don. A change of names was also made at the Friday afternoon hearing by the man charged with the murder, Mar Jun Jung, who was first arrested under the name of Mar Lee Chung.

The testimony introduced by the state, represented by county attorney Bridges and Mr. Stansel at the preliminary hearing, was purely circumstantial, the main witness being Edward J. Ackerman, who testified that he sold the scabbard to Jung which was found near the body of the dead restaurant owner. Conflicting statements were recorded at the hearing, as chief of detectives Stansel testified that Jung told him he was sick and did not leave his room Sunday night. Woo Moo Sing testified that he saw Jung at the corner of San Antonio street and Mesa avenue Monday morning early.

The turn-down collar, covered with blood, which was found near the scene of the killing, was introduced as evidence. Mr. Stansel found two collars, similar in style, in the personal effects of Jung after his arrest, but it is understood that the collars are much too small for Jung, which fact developed when they were tried on him.

Jung, represented by Ware & Ware, did not go on the stand, and no attempt at defense was made. W. B. Ware's cross examination did not amount to more than a dozen questions.

Woman Testified.

Mrs. Bella Crawford of 405 Texas street was the first witness for the prosecution. She testified that she walked south on Stanton street Sunday night and saw a young Chinaman peeping into the windows of the New England restaurant on Stanton street, owned by Leung Mon Toon, and that the man walked across the street, directly in front of her. Mrs. Crawford testified that he wore a light hat with a dark band, turn-down collar, red four in hand tie, light trousers, dark coat and black shoes.

Mrs. Crawford also testified that she looked at the man twice, but was unable to identify Jung as the man she saw.

Sold Him Scabbard.

Edward J. Ackerman of El Paso was the next witness, and when first placed on the stand was plainly nervous. On the direct examination by county attorney Bridges he testified that the first time he saw Jung was Saturday afternoon, September 10, between 3 and 4 o'clock, when the Chinaman came into the store of H. Mohr, 209 South El Paso street, where Ackerman was at the time employed. The Chinaman, whom he stated he identified as Jung, had two diagrams of a dagger, for which he wanted to secure a scabbard. Ackerman also testified that the knife with which Leung Mon Toon was killed and which was found near the dead man, resembled the dagger of the Chinaman which the Chinaman carried. Ackerman described the Chinaman's clothes as being a blue serge suit, a red four in hand tie, turn-down collar and a straw hat.

Ackerman testified that he paid particular attention to Jung owing to the shape of two of his teeth, as he stated they rather lapped over.

Chinaman Speaks of Threats.

Woo Moo Sing, a waiter in the New England restaurant, told on Tuesday morning in the alley back of the Star stables Monday morning, about 6 o'clock, being notified by Leung Bong Wah, cook in the New England restaurant. He stated that Toon was cold and stiff when found.

Sing also testified that about a month before Toon's death, Toon told him that three Chinamen came to him, about 10 days apart, and demanded money. Sing named the men as Mar Jun Jung, Wan Wing and Yee King.

Detective Testifies.

J. C. Stansel, chief of the city detective force, testified that he arrested Jung Monday night in a Chinese restaurant, back of the Jockey club saloon on Oregon and Second streets after

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Local Y. M. C. A. Plans Instructive Classes, Body Building and Sports.

BUSY WINTER THE PROMISE

Monday marks the beginning of the busiest season ever planned by the physical department of the Y. M. C. A. H. L. Mitchell, athletic director, has arranged to begin work of all regular classes before the end of next week.

Music will be used this year in all the young men's classes, and special features, such as marching, gymnastic dancing, calisthenics and apparatus work, along advanced and elementary lines, will be undertaken. All the corps of leaders, chosen from among the young men themselves on account of special efficiency will assist the instructors. The idea will be to give all attention possible to the individual most in need of the physical benefits of the course, and special system of exercise will be given when necessary.

Business Men's Classes. One of the most popular classes is that of the business men, held Mondays, Wednesdays and Fridays between 5:30 and 7:30 p. m. Just before supper time. Then the strain from the day's business is broken by exercise in competition in valley and handball, ending with a plunge in the tiled tank.

School boys will be given thorough physical examination at the beginning of the season, to discover physical defects. In case of serious defect, parents will be notified and asked for cooperation in correcting the trouble by catering to the physical needs of all students, and the prescription of exercise diet and rest.

Indoor Sports. A certain portion of each class period will be given over to basketball, the most popular of indoor sports. A regular "house league" will be formed on a definite schedule, four teams in all to play each Wednesday at 8:30. A pennant will be awarded the winning team. The men will be chosen upon individual merit basis. The city basketball league composed of teams from the high school, southwestern shops, Port Bliss, Military Institute and the Y. M. C. A. will begin its schedule November 25 and continue into March. No admission charge will be made for those games, except in case of final play for the championship shield. Regular collegiate league will be in vogue, to best avoid rough play.

Basketball. The Bible class basketball league will continue with the addition of one new team, making four in all. The season will begin on Saturday night at 7 o'clock. Regular play will begin March 26, and until that time the teams will hold open practice meets. The Grammar School League, which aroused much interest by last year's play, will begin work on the same date but at 2 o'clock of the afternoon instead of at night. All matches will be played after the close of the football season.

The biggest basketball event of the year will be the Southwestern Amateur Athletic league tournament in March. It will determine the southwestern championship, won last year by the El Paso team. Special effort will be made to bring the honor to El Paso.

Athletic Meets. Four indoor athletic meets will be planned to determine the individual champion of the association itself. Gold, silver and bronze medals will be given for those winning the greatest number of points in the four meets. Last year those events proved highly attractive, and most of the local records were broken. Intermediate and junior athletic meets will be also held during the season.

A grand winter meet is being planned in connection with the southwestern championship in February. The second annual outdoor athletic meet under the auspices of the S. A. A. F. will be held in May. This event last year was won by the New Mexico Agricultural college by a large margin. The grammar schools will hold their second annual outdoor meet in May under the direction of Mr. Mitchell.

Teaching Boys to Swim. During July and August it was made to teach all boy members how to swim. Encouraging results were gained. This policy will be continued during the winter season, so that when summer

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Irrigation Congress Excursion to Pueblo to Be the Biggest in Local History.

SOME HELP NEEDED FROM MERCHANTS

The El Pasoans who are promoting the excursion of delegates to the National Irrigation congress are making every effort to make it the biggest that ever left El Paso for such a meeting.

The special train which will carry the delegates will be known as the El Paso and Mesilla valley special and will be occupied by the El Pasoans and delegates from the upper valley, who will board the train at Las Cruces and other stopping points. The train will leave El Paso Saturday night, September 24, at 8 o'clock, immediately following the regular passenger train.

Prior to their departure the delegates will parade the streets, headed by the Mexican band. Each man will carry a decorated, carved coffewood Mexican cane, and all will wear the official souvenir badges, 2500 of which will be taken along for distribution at the irrigation congress.

The train will make stops at Albuquerque and Las Vegas for the band to play concerts. A dinner will be carried and served, and the delegates will eat meals aboard the car while en route and after arrival at the convention city, their train being sidetracked and the delegates living in the Pullman cars while in Pueblo.

Headquarters of the joint El Paso-Mesilla valley delegation will be in the Congress hotel, where a room has been secured that will seat over 60 people. The El Pasoans will be at home at this hotel during their stay at the convention.

J. A. Happer, D. M. Payne and C. A. Kinne of the chamber of commerce are trying to see everybody they can, but if any have been missed, Mr. Kinne will give the desired information at the chamber of commerce to any person wishing to make the trip.

The committee hopes that the merchants and business men who are unable to go will contribute something towards the expense of the trip, as the band, hat badges, the headquarters rental and other incidentals will amount to a large figure.

From that group of teams the representative "Y" team will be chosen for competition with other teams of this city and other cities of the southwest. The men will be chosen upon individual merit basis. The city basketball league composed of teams from the high school, southwestern shops, Port Bliss, Military Institute and the Y. M. C. A. will begin its schedule November 25 and continue into March. No admission charge will be made for those games, except in case of final play for the championship shield. Regular collegiate league will be in vogue, to best avoid rough play.

The already great variety of activities of the physical department will be increased this year. Lectures in first aid to the injured will be given at the southwestern shops at noon every Wednesday, and at the association lecture by local and visiting physicians will be made at various times during the winter season. The New Year's open house entertainment, January 1, will produce special gymnastic features, and the annual and world-wide noted Dinninghall circus, last year's hit, is to be repeated. Wrestling, boxing, fencing and tumbling classes will be formed at early dates.

The year's gymnasium schedule (paste it in your hat), is as follows: Younger boys, "B," Tuesdays and Thursdays, 3:45 to 4:45. Younger boys, "A," Tuesdays and Thursdays, 4:45 to 5:45. High school and older boys, Mondays and Fridays, 4 to 5. Employed boys, Mondays and Fridays, 7 to 8. Regulars, Mondays and Fridays, 8 to 9:30. Business men, Mondays, Wednesdays and Fridays, 5:30 to 6:30. Regular leaders, Wednesdays, 7 to 8. Boy leaders, Wednesdays, 4 to 5. Boy leaders, basketball league, Wednesdays, 8:30 to 9:30. First aid division, Wednesdays, 8 to 9:30. Basketball practice and games, Thursdays and Saturdays, 5 to 9:30.

GREEK COLONY IN MEXICO GROWING

Baron of Finland to Colonize Part of the Section Near Candalaria.

The Candalaria settlement in northern Chihuahua, 50 miles south of El Paso, is having a substantial growth. Baron Von Bleck of Finland, who was here the first of the week, has arranged to colonize 100,000 acres in the Candalaria district, adjoining the property of archbishop Vilatte, of the Greek church, who has established a colony at Candalaria and has already laid the cornerstone of a Greek church, the first in Mexico. An excursion will leave Kansas City on September 21 to inspect the new colonization site in Mexico, and will reach El Paso on the 23rd.

RILEY TO BUILD BLOCK AT CRUCES

Las Cruces is to have a new main street building in spite of reports to the contrary. Architect Edward Kneezell has let the contract for the two-story Riley block, which is to replace three small one-story buildings on Main street of Las Cruces. The contract was let to the Bascom & Porter company for the erection of the building, which will be of modern design and will cost \$75000.

MORE NEW RESIDENCES.

More residences are to be built on the corner of the intersection of Campbell and Florence. The Phoenix-El Paso Building company is having the south half of the block graded and terraced, and is arranging to erect houses to order on these lots. The company is building a two-story, eight room house in this block at the present time, and the others will be erected as soon as the grading is finished.

WESTMINSTER WILL BUILD NEW CHURCH

Congregation to Erect \$25,000 Edifice on Rio Grande and Florence.

El Paso, the city of beautiful churches, is to have another imposing edifice this fall. Trust & Trust are drawing plans for the new Westminster Presbyterian church, which will be erected on the site now owned by the church corporation at the corner of Rio Grande and Florence streets. The church will be built of tan pressed brick, trimmed with Redford stone. It will be of the modern design, and will face south on Rio Grande street. The bids will be asked for as soon as the plans have been completed. The new building will cost \$25,000 when completed.

DAILY RECORD.

Deeds Filed. El Canillito grant, 15 miles northwesterly from El Paso, El Paso county—O. H. Baum and Z. T. White to R. Noel Longuemare, 158.37 acre tract; consideration \$8827; dated September 15, 1910.

Latta's addition, Cypress street, between Latta street and Boulevard—Woodward Real Estate and Improvement company to Matias Hernandez, lot 26, block 30; consideration \$75; dated July 27, 1910.

Franklin Heights, Boulevard, between Lee and Dallas streets—B. C. and Lina K. Preston to G. T. and M. H. Lamm, lot 9 and west half of lot 10, block 25; consideration \$4750; dated September 10, 1910.

Licensed to Wed. Julio Nieto and Manuela Padilla.

Declares It Will Not Be Abandoned, and There Is Plenty of Oil For All.

HAS DEEP FAITH IN THE FIELD

Chihuahua, Mexico, Sept. 17.—Dr. C. F. Z. Caracristi, who is here making a geological survey of territory surrounding the city and who is known to have made and published an extensive report on the economic minerals of the Trans-Pecos country with special reference to the sulphur and oil fields of that region, when shown the report that the three large oil companies in the Topeka district have passed more favorable laws regarding the sale of the mineral rights on public school lands said:

"Personally, I believe the report is a fair inspired by the desire to keep the field before the public in view of the fact that the operating companies refuse to give out information as to the result of their extensive development. While of course this policy on the part of the operating companies may work a hardship on a long list of promoters, who have leases and options on lands that they desire to sell at good profits, yet it is good business policy to keep one's affairs confidential."

"But, on the other hand, if the statement is true that the large companies will appeal to the legislature in order to force the general land commissioner to sell valuable mineral rights for a song, every effort should be made to oppose the passage of such a law."

"The school lands are a public trust and the mineral rights should not be sold in the case of oil, gas and coal. The state of Texas should follow the conservation policy of the national government."

Mineral and Surface Rights. "When I reported on the sulphur and petroleum of Reeves and El Paso counties in 1905 I recommended to the general land commissioner the segregation of the mineral rights of the region from the surface estate to the petroleum possibilities that have since been proved. A monopoly of any oil field by any combination of powerful companies is against public policy and the rights of individual citizens of the state. If oil exists in any of the sections of land are ample for the creation of wealth for the operators."

"Monopoly of title or any other oil field restricts competition and enables the companies to dictate prices of the product. The best result to the community can only be derived from the development of the field by a number of independent operators. The monopoly of the Oklahoma and Wyoming fields by powerful corporations has debarred the small legitimate operator from participating in the national resources of the region and has forced a dictatorial price regarding the price of oil and its by-products to the consumer as well as independent producer."

"There is ample territory in the vast Trans-Pecos field to satisfy the ambitions of many companies, and if the wells are properly located iterative results can be confidently expected. While there are large and valuable oil bearing basins in many parts of this territory, not over 20 percent of the oil can be expected to become a commercial producer of petroleum."

"Of course, it is good business policy on the part of the present owners of the producing well to keep their information to themselves and to acquire as much more territory as they can as cheap as possible. Any conservative and live business man would do likewise, but I doubt if any legislature would open the field to entry at a nominal price per acre; that is, unless Mr. Bailey happens to be attorney for the companies."

"I am strongly of the opinion that the state should lease the lands on a royalty basis in blocks of four sections each and force developments."

TO REMODEL THE WALZ BUILDING

Work Will Begin Monday. Building and Realty Notes.

Monday will see the beginning of work on the W. G. Walz building on San Francisco street, which will be converted into five store rooms facing this street. The first floor wall will be torn away and steel girders and columns erected in its place. The stores will have plate glass fronts with prism glass above, all set in copper casings. W. T. Jolley has been awarded the contract for the remodeling work, which will also include the rebuilding of the El Paso street front of the Walz building to conform with the San Francisco street front.

Dr. J. D. Love has completed the three story residence on Rio Grande street which he will occupy as a home. The house has a laundry and garage in the basement and is arranged as an apartment house, the two upper floors of which will be occupied by Dr. and Mrs. Love and the lower floor rented.

Work started Friday on the new bungalow of the Great Texas Realty company, which is being built on Prospect avenue, just off Union avenue. This house will cost \$2500 when completed. The Moore-McKenney Realty com-

pany has sold a house and two lots in East El Paso, on Hisebe street, to S. Rooker. This house will be occupied by Mr. Rooker as his home.

W. T. Downing has bought a residence on Frankfort street in Altura Park addition for \$2500.

Realty Notes. H. C. Trost went to Las Cruces Friday on business connected with the rebuilding of the main building of the New Mexico A. & M. college.

The lobby of the Roberts-Banner building is being decorated and will be completed next week. The remainder of the tile is being set on the store column fronts.

The basement of the Buckler building is being cleared and the operations will begin on the rebuilding of the burned building.

A. P. Coles, accompanied by Judge Walter B. Grant, of Boston, who is executor of the Cotton estate, is expected to arrive Saturday afternoon from Los Angeles.

Rain Friday stopped the bricklayers who were at work on the exterior finish of the American National Bank building, but the second story veneer is now being laid.

The boxing on the first floor walls and columns of the new Anson Mills building has been removed, and is being used in the construction of the shell of the third story.

The Security Loan and Jewelry company now occupies the store room at 214 San Antonio street, which was formerly the headquarters of A. L. Michelson cigar stores.

Heavy floods in Mexico, particularly in the states of Nuevo Leon and Coahuila, the tail end of which reached El Paso Friday, wrought incalculable damage to the railways of those states, according to reports received in El Paso by officials of the Mexican National railways. This road has announced an indefinite suspension of traffic between Monterey and Saltillo, by the short main line, and also to Tampico, by the Gulf division. All tickets sold to Mexico City by way of Eagle Pass and Laredo are subject to delay.

AT MEXICAN CENTENNIAL

City, include Monterey, Saltillo, Monterrey, Paredon, Saucedo, Iteata and Lomax. The line at Paredon, Saucedo and Saltillo is not seriously damaged as other portions, and announcement of traffic resumption may be made in several days. It is reported that the wires, too, are down in that section.

The great crowds which are in Mexico City for the centennial, most of whom entered Mexico at Laredo or Eagle Pass, will have to return to the states by way of El Paso. The tide of travel from Mexico has already begun its northern movement, as the main features of the centennial have been held. The line from El Paso to Mexico City is open.

San Antonio Street GREAT WHITE WAY

San Antonio street, from Oregon street to Stanton, will be known as the more or less great white way of El Paso. The Bryan Bros. building, on Oregon and San Antonio, has been painted a pure white. Across the street is the White House, so-called from the pure white store fronts. The Palace building has also been painted white and the Springer building has a white front. New comes the Popular store and decorates its San Antonio and Mesa avenue store fronts with white paint.

NEW ADDITION TO CLOUDCROFT.

The new Deer Ridge addition to Cloudcroft is being laid out this week. The department of the southwest, which has headquarters at Los Angeles, has spread to every part of the world and has millions of members among the boys of the different countries. It was introduced in the United States by Ernest Thompson Seton, the woodcraftman, who has been working in the interest of the boys for several years. In England and the colonies Sir Baden-Powell, the hero of the Boer war, is at the head of the scout movement and has become a world figure because of his work in the cause.

The El Paso organization will be similar to that of other cities where the scout movement has been taken up with all the enthusiasm of a boy's nature, and is proving one of the most popular movements ever started in this country. To belong to the Boy Scouts, a boy must be between the ages of 10 and 18 and must make the pledge to obey his superior officers and to do

good whenever and wherever possible. The commanders are called scout masters and are likewise boys, although they must be 18 years or older.

Each organization is under the control of an executive committee composed of prominent citizens of each city, town or settlement where the scouts are organized. The fees are very small and include only the price of the uniform, which is a campaign hat, baggy trousers, a heavy pair of walking shoes and a scout staff. The Texas headquarters, which will be located in El Paso, will be organized as soon as the charter is granted and the perfection of the El Paso command of Boy Scouts will begin at once.

Lieut. Loomis will be assisted by Charles R. Brown, boys' director of the Y. M. C. A. The executive committee which has been selected for the El Paso and Texas organization are: Lieut. Charles R. Loomis, J. J. Ormsbee, Dr. H. E. Stevenson, H. D. Slater, J. A. Rawlinson, E. M. Gray, Charles H. Brown, N. M. Walker, James A. Dick, J. A. Happer, Prof. J. W. Curd, H. B. Stevens, Col. Lewis S. Blumenthal, Percy McGhee, J. U. Sweeney, Dr. Francis Gallagher, Capt. A. E. St. Morris, Lieut. C. A. Longuemare, H. A. Lay.

BOY SCOUTS TO BE FORMED IN EL PASO

El Paso is to be the state headquarters of the Boy Scout movement in Texas. Lieut. Charles R. Loomis has been appointed the organizer of the Texas Boy Scout movement and has filed an application for a charter with the department of the southwest, which has headquarters at Los Angeles.

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DELAY ON FIGURES OF CENSUS COSTS MONEY

The delay in the announcement of the census figures for El Paso is costing the property owners in fire insurance premiums, according to H. B. Stevens, El Paso's population is expected to be between 38,000 and 39,000 in the 1910 census report.

El Paso's key rate is now based on a population of 45,000 and charges have been made in the key rate for a full quota of firemen required for this number of people. By the official announcement of the census figures, the key rate would be reduced, Mr. Stevens says, to make a considerable difference in the premium to be paid by El Paso assured.

Hal Mosier, hydraulic engineer from actuary Roulet's office at Dallas, has been here, making an inspection of the city, but was unable to promise any reduction through his office until the official census is announced. Aside from the matter of census figures, Mr. Stevens thinks that El Paso will be given at least a 5 percent reduction in the key rate for the new fire marshal, auto fire engine and auto runabout for the chief.

An effort is being made to have the key rate reduced to at least 40 cents, in order that the advantages of a lower class of rates may be afforded. One of the important points in the class which is governed by a key rate of 40 cents or lower is that but one exposure is counted in fixing the charges on a dwelling house.

State Commissioner of Agriculture to Officiate at the Formal Opening Oct. 29.

GREAT FUN FOR ENTIRE NINE DAYS

Carnival Fireworks, Races, Os-Aple Parade and Other Clean Amusements.

Hon. Ed. R. Kone, commissioner of agriculture for Texas, will officially open the El Paso fair and exposition on October 29. The fair association extended him a formal invitation Friday afternoon to attend and officially open the fair, Judge Kone having already promised G. A. Martin, president of the Texas Dry Farm congress, that he would be able to attend. Judge Kone will be the guest of the fair association while he is here and his presence will no doubt attract a number of farmers, who will wish to meet the chief state official in charge of farm investigations. Judge Kone will be on the road several days, conducting farm investigations en route to El Paso, and he will invite the farmers to come to the fair. Returning he will conduct institutes along the Texas & Pacific from here to Fort Worth.

Jesse Sinclair left Friday afternoon on the first bill posting trip for the fair and he will continue his work until the entire country in all directions is billed. All paper will be up at least a month before the fair. He accompanied the Barnum and Bailey advertising car east over the Texas & Pacific Friday.

Geo. H. Clements is now in the Pecos valley hustling farm and livestock exhibits, and reports flattering success. He has already covered the T. & P. country as far as Big Springs. Later he will make a trip east over the G. H. to Alpine, visiting intervening points. On the present trip he will return from the Pecos valley by way of Santa Rosa, Tucuman, Alamogordo and other points on the Southwestern. A trip will be made later to Deming, Silver City, Las Cruces, and Mesilla valley points, and maybe one will be made to the Mormon colonies and Chihuahua, but the Mormon colonies are already preparing to come here with an exhibit.

Exhibits Coming Live. Mr. Clements is receiving many assurances from farmers and stockraisers that they will have exhibits of cattle and farm products at the fair—irrigated and dry farm. Secretary Rich says the chicken exhibit is going to be the biggest thing ever seen in the southwest and Mr. Clements corroborates this.

An entry of Angora goats was received Friday and several others had previously been made.

Not only will the exhibits at the fair be the best ever shown in the southwest, according to present plans, but the other attractions are going to be

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PLAN TO BRING FARMERS

Real Estate Man Suggests Meeting Incoming Homesteaders.

REALTY DEALERS SHOULD COOPERATE

That a representative of the chamber of commerce or a real estate exchange should accompany the homeseekers' excursions from Kansas City or Chicago to El Paso, and arrange for the stopovers of the homeseekers in El Paso, is the belief of J. R. Flisk, president of the Great Texas realty company. Such an arrangement, he says, would do more to advertise the city's resources and those of the Rio Grande valley than any other possible method.

His suggestion is that the chamber of commerce or an organization of real estate men arrange with the Rock Island, the Texas & Pacific and the Southern Pacific Railroad company to have a man board each homeseekers' excursion which leaves either St. Louis,

Chicago, New Orleans or Kansas City, to arrange for the passengers to stop off in El Paso a few days and visit the places of interest in El Paso and Juarez, as well as the upper and lower valleys of the Rio Grande.

These stopovers are permitted on homeseekers' tickets at El Paso without additional charge to the holders of the tickets, and by having them remain here, if only for a day, Mr. Flisk says, it would be possible to create a favorable impression on their minds and possibly induce them to purchase lands in the valley.

"These tourists are all that the name implies," Mr. Flisk says. "They are not the kind of men who come here to seek homes for themselves and their neighbors, back in the east and middle west. On their way to the much advertised California, they pass through a valley equally as fertile as those of California, and by having a free auto line down the valley for the prospective buyers, the lands of the twin valleys would soon be settled by actual farmers, instead of being swapped from one real estate man to another."